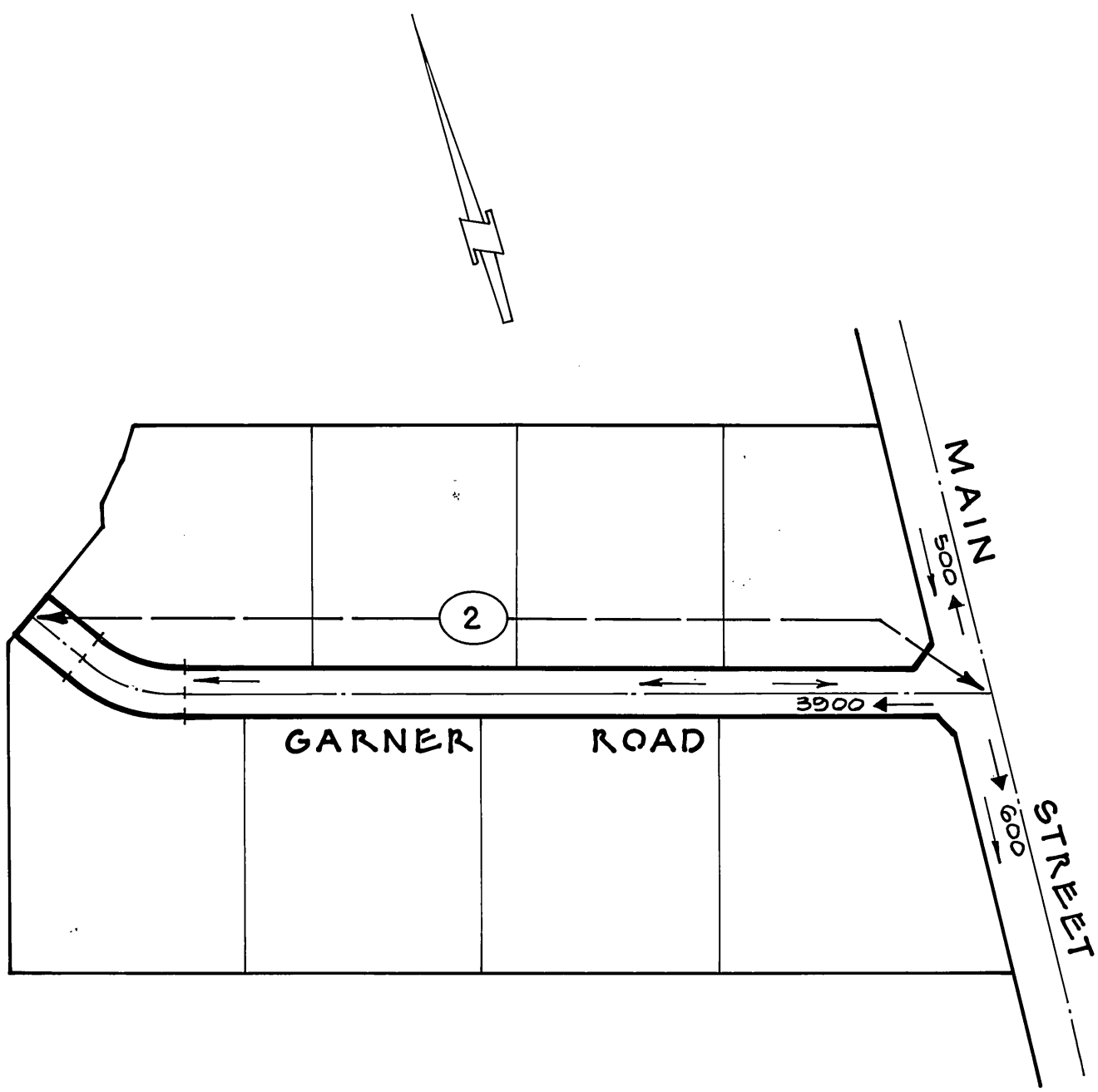


Vicinity Map



INDEX MAP

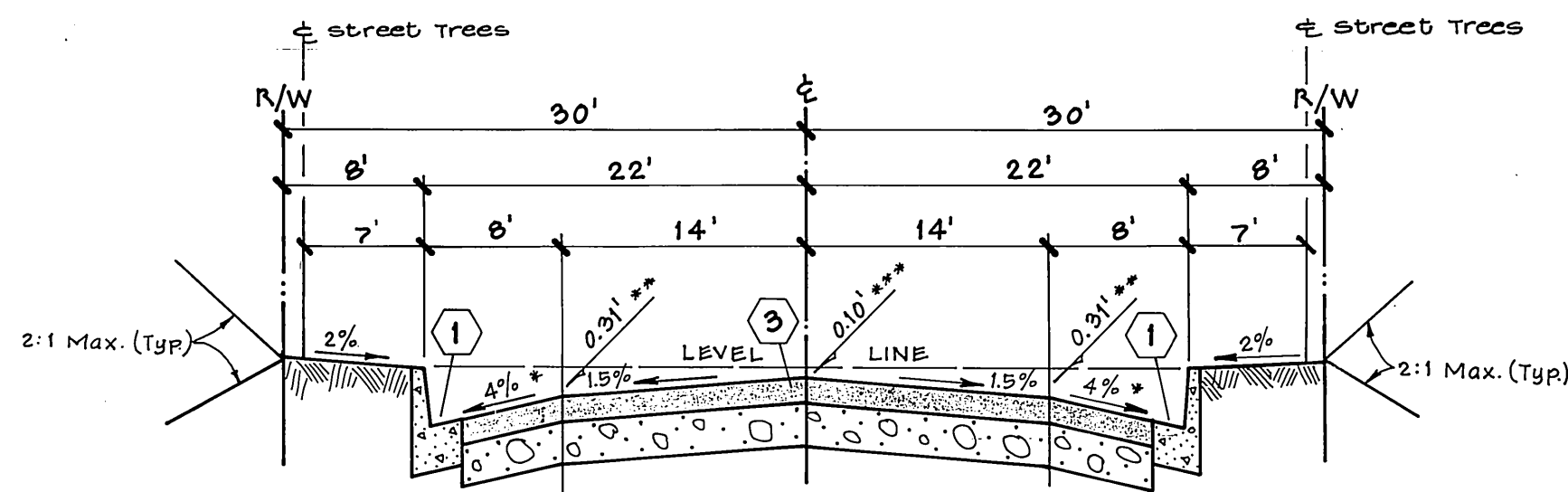
N2 - Indicates Sht. No Limits

GENERAL NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- Construction shall be in accordance with the City of Riverside Department of Public Works, Standard Drawings, Standard Drawing No. 10 and the Standard Specifications for Public Works construction, current edition.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION. PRIVATE ENGINEER ESTIMATES OVERLY TO BE 2.0 TONS.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION TO BE DETERMINED AT THE TIME OF CONSTRUCTION AS APPROVED BY THE TRAFFIC ENGINEER.
- CURB AND GUTTER SHALL BE STAKED WITH 3' OFFSETS AT 25' INTERVALS.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES WILL BE VALID UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- THE PRIVATE ENGINEER PREPARING THESE PLANS SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HERE ON.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO THE ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- DEVELOPER TO GIVE CITY WATER DIVISION FIVE (5) WORKING DAYS WRITTEN NOTICE PRIOR TO START OF CONSTRUCTION AND TO ALLOW CITY TEN (10) WORKING DAYS FOR COMPLETION OF WORK. (787-7611)
- Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from the City inspectors.

GENERAL NOTES - PARK AND RECREATION DEPARTMENT

- All related work shall conform to the City of Riverside, Park and Recreation Department Standards.
 - Contact the Park Projects Inspector a minimum of 48 hours in advance at 787-7223 to schedule inspections. Inspections shall be required a) when plant locations have been spotted in the field prior to digging plant pits, b) while digging plant pits and planting/relocating trees, c) after planting and all other indicated or specified work has been completed for start of maintenance, and d) at end of maintenance/final acceptance (contractor/developer will be released from maintenance only upon receipt of written notification from the City that the Park and Recreation Department is assuming maintenance responsibilities).
 - The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
 - Street Tree planting shall be as follows:
- | Street Name | Botanical Name/Common Name | Min. Size | Approx. Spacing | No. Required |
|-------------|-----------------------------------|-----------|-----------------|--------------|
| Garner Road | Jacaranda mimosifolia / Jacaranda | 15 gal | 45 feet | 49 |
- A Public Works Department permit is required prior to commencement of tree relocation and/or removal work. For all trees within the ultimate pavement area, backfill of all holes is to be inspected by the City for proper compaction.



TYPICAL SECTION
GARNER ROAD - T.I. = 6

Construction Notes

- Construct Curb and Gutter Per Std. Dwg. 200 Type I (Curb Face as Noted)
- Construct Cross Gutter Per Std. Dwg. 220, Width Noted.
- Construct 0.21' A.C. Pavt. Over 0.87' C.A.B.
- Construct Barricade Per Std. Dwg. 180
- Construct Conc. Sidewalk Per Std. Dwg. 325
- Construct Wheel Chair Ramp Per Dwg. 304
- Remove Exist. Pavt. Min 2' Outside of Cross-Gutter
- Construction, Repave & Overlay as Directed
- Plant Street Trees Per City of Riverside Parks & Recreation Sdds.
- Construct Driveway Approach Per Std. Dwg. 302 - Type IV

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

California Council
of Civil Engineers
& Land Surveyors

PRIVATE ENGINEER'S NOTE TO CONTRACTOR

The existence and location of any underground utility pipes or structures shown on this plan are obtained by search of available records. To the best of our knowledge there are no existing utilities except as shown on these plans. The contractor is required to take due precautionary measures to protect the utility lines or any other lines of record, shown or not shown on this plan.

J.O. 03-0-11	brown & mullins, inc. engineering & surveying 2150 no. arrowhead avenue san bernardino, california (714) 886-4768	<i>bm</i> 2-28-85 date
designed: W.H.A.		
drawn: R.G.K.		
checked: P.E.B.	Philip E. Brown R.C.E. 10679	

APPROVED BY:	CITY OF RIVERSIDE WATER SYSTEM	APPROVED BY:
Date 10-30-85	David V. Garcia 1-23-86	Date 10-19-85
Chief Utilities Engr., Electrical	APPROVE DATE	Chief Utilities Engr., Telephone

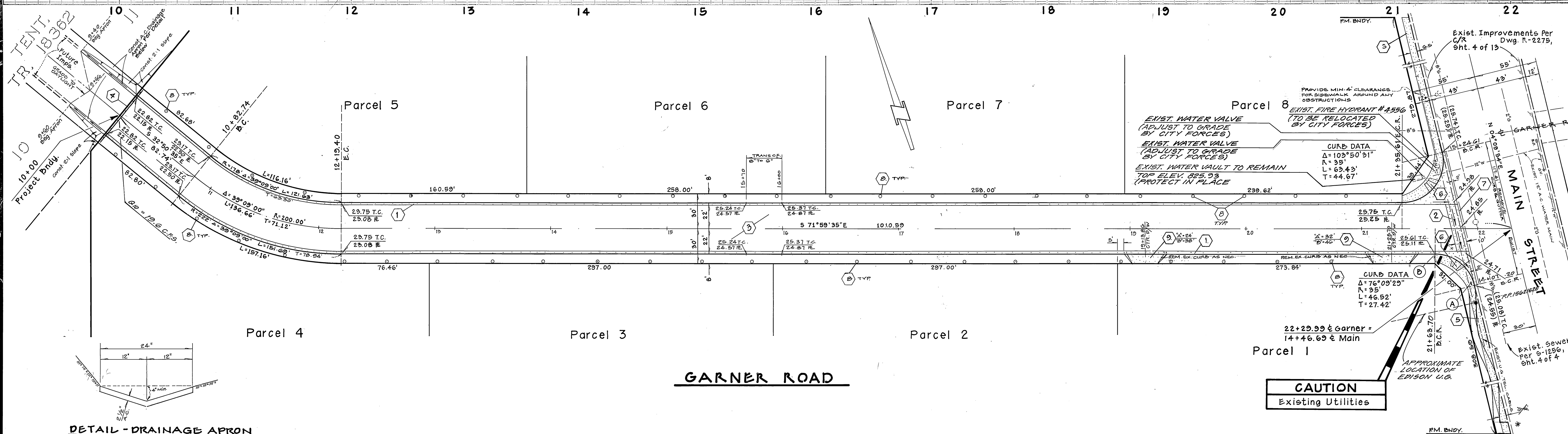
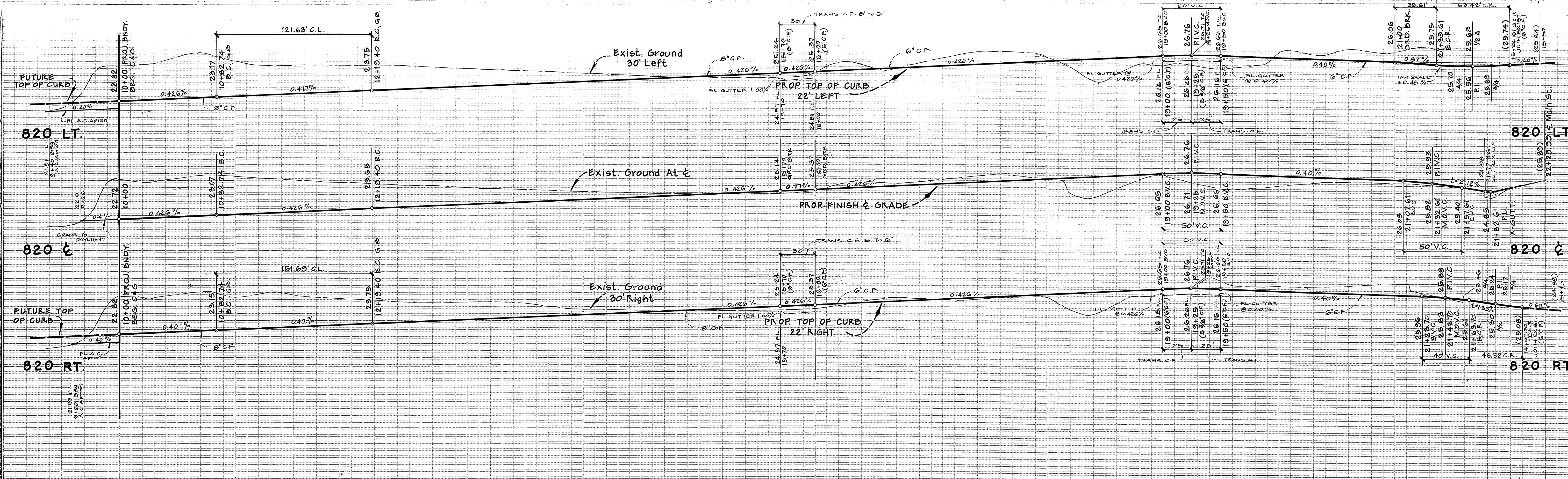
Underground Service Alert Call: TOLL FREE 1-800 422-4133 TWO WORKING DAYS BEFORE YOU DIG	
MARK	REVISIONS
DESIGNED BY	DRAWN BY
CHECKED BY	DATE

Street Name Sign Schedule

(A)	MAIN ST.	600
(B)	GARNER RD.	3300
(C)	R-1 (STOP SIGN) 30" octagon	
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT		
APPROVED BY	BY DATE	APPROVED BY
PRINCIPAL ENGINEER	10/21/85	WILLIAM D. Anderson
PARK DEPARTMENT	08 10-21-85	DIRECTOR OF PUBLIC WORKS
TRAFFIC DIVISION	08 10-21-85	
CHIEF PUB. WKS. ENGR.	10/21/85	DATE 6-3-86

BENCH MARK #K7-B
Riv. Co. Surveyor's Brass Mon.
Capped, At The Intersection
Of E N. Main St. and E Placentia
Lane.
ELEV. = 833.594

* As built 9-21-88 T.E.	INDEXED C.S.
ACCOUNT NO.	DRAWING NUMBER
STREET IMPROVEMENT PLANS	R-2015
PARCEL MAP NO. 19327	SHEET 1 OF 2
TITLE SHEET	
SCALE: HORIZ. 1" = 40'	VERT. 1" = 4'



DETAIL - DRAINAGE APRON

Construction Notes

- Construct Curb and Gutter Per Std. Dwg. 200, Type I (CURB FACE AS NOTED)
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BENCH MARK #K7-B
Riv. Co. Surveyor's Brass Mon.
Capped At The Intersection
Of E Main St. and E Placentia Lane.
ELEV. = 893.594

APPROVED BY:
Date 10-30-85
Chief Utilities Engr., Electrical

CITY OF RIVERSIDE
WATER SYSTEM
Date 10-17-85
Chief Utilities Engr., Telephone

APPROVED BY:
Date 10-17-85
Chief Utilities Engr., Telephone

DESIGNED: W.H.A.
DRAWN: R.G.K.
CHECKED: P.E.B.

brown & mullins, inc.
engineering & surveying
2150 no. arrowhead avenue
san bernardino, california
714)886-4768
Philip E. Brown R.C.E. 18679

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: William D. Sanders
DATE: 6-3-86
PRINCIPAL ENGINEER
TRAFFIC DIVISION
CHIEF P.W. ENGINEER

STREET IMPROVEMENT PLANS
PARCEL MAP NO. 19327
GARNER ROAD
HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

ACCOUNT NO.
R-2615
SHEET 2 OF 2

CAUTION
Existing Utilities